

# County of Fairfax, Virginia

# MEMORANDUM

Office of the County Attorney Suite 549, 12000 Government Center Parkway Fairfax, Virginia 22035-0064 Phone: (703) 324-2421; Fax: (703) 324-2665 www.fairfaxcounty.gov

DATE:

March 21, 2013

TO:

Bill Mayland, Staff Coordinator

Zoning Evaluation Division

Department of Planning and Zoning

FROM:

Bette R. Crane, Paralegal

Office of the County Attorney

**SUBJECT:** 

Revised Affidavit

RZ 2010-PR-019

Applicant: Kettler Sanburg, LLC **BOS Hearing Date:** 4/9/13

REF.:

110662

Attached is an affidavit which has been approved by the Office of the County Attorney for the above-referenced case. Please include this affidavit dated 3/20/13, which bears my initials and is numbered 110662e, in the final Board package.

Thank you for your cooperation.

Attachment

cc: (w/attach) Amy Moxley, Planning Technician I (sent via email)

Zoning Evaluation Division

Department of Planning and Zoning

### **REZONING AFFIDAVIT**

DAT	E: MAR <b>2 0 2</b> 013	
2	(enter date affidavit is notarized)	
I,_ David R. Gill		by state that I am an
(enter name of applicant or	authorized agent)	
	icant icant's authorized agent listed in Par. 1(a) bel	ow 110662e
in Application No.(s): RZ/FDP 2	010-PR-019	
(ente	er County-assigned application number(s), e.g	g. RZ 88-V-001)
and that, to the best of my knowled	dge and belief, the following information is tr	rue:
behalf of any of the forego  (NOTE: All relationships Multiple relationships may Applicant/Title Owner, et	REAL ESTATE BROKERS, and all AGE ing with respect to the application:  to the application listed above in BOLD print be listed together, e.g., Attorney/Agent, Cotte. For a multiparcel application, list the Tax in the Relationship column.)	t must be disclosed. ntract Purchaser/Lessee,
NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Kettler Sandburg LLC Agent: Charles J. Kieler Robert C. Kettler	1751 Pinnacle Drive, Suite 700 McLean, VA 22102	Applicant/Contract Purchaser of Tax Map No. 39-4 ((1)) 46, 47
Susan H. Porter Mara (nmi) Miles Daniel M. Porter	P.O. Box 1412 Silver City, NM 88062	Title Owner of Tax Map No. 39-4 ((1)) 46, 47
Urban Engineering & Associates, Inc., t/a Urban, Ltd. Agent: Robert W. Brown	4200-D Technology Court Chantilly, VA 20151	Engineer/Agent
(about if applicable)	[7] There are more relationships to be listed	land Par 1/a) is

- (check if applicable) [7] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.
- \* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
- \*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

	Rez	zoning Attachment to Par. 1(a)	Page of	
	DATE: _	MAR 2 0 2013	1106620	
for Application No. (s):	RZ/FDP 2010-	(enter date affidavit is notarized) PR-019		
11	(enter Co	unty-assigned application number (s))		

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
McGuireWoods LLP Agents: Scott E. Adams Lianne E. Childress Carson Lee Fifer, Jr. (former) David R. Gill Jonathan P. Rak Gregory A. Riegle Mark M. Viani Kenneth W. Wire	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent
Sheri L. Akin Lisa M. Chiblow Lori R. Greenlief		Planner/Agent Planner/Agent Planner/Agent

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT	
DATE: MAR 2 0 2013 (enter date affidavit is notarized)	0662e
for Application No. (s): RZ/FDP 2010-PR-019  (enter County-assigned application number(s))	
1(b). The following constitutes a listing*** of the <b>SHAREHOLDERS</b> of all corporations disclarifidavit who own 10% or more of any class of stock issued by said corporation, and wher corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation of the subject land, all of the OFFICERS and DIRECTORS of such corporation.	e such
(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL INVESTMENT TRUSTS herein.)	L ESTATE
CORPORATION INFORMATION	
NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and Kettler Sandburg LLC 1751 Pinnacle Drive, Suite 700 McLean, VA 22102	d zip code)
<ul> <li>DESCRIPTION OF CORPORATION: (check one statement)</li> <li>[/] There are 10 or less shareholders, and all of the shareholders are listed below.</li> <li>[] There are more than 10 shareholders, and all of the shareholders owning 10% or more any class of stock issued by said corporation are listed below.</li> <li>[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.</li> </ul>	
NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)	
Robert C. Kettler, Member/Manager Kettler Family Investments LLC, Member	
NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. Vice President, Secretary, Treasurer, etc.)	President,
Kettler Inc., Manager (former)	
(check if applicable) [7] There is more corporation information and Par. 1(b) is continued on a Attachment 1(b)" form.	"Rezoning
*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 s has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such success must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of	hareholders , , , sive breakdow

CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

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Page	- 1	of	

# Rezoning Attachment to Par. 1(b)

		DATE:	MAR	<b>2 0</b> 2013	,	110662e
for Application	n No. (a):	RZ/FDP 2010	(enter date a	affidavit is notar	rized)	
for Applicatio	n No. (s).	(enter Co	ounty-assigned	application nun	nber (s))	
	g & Associat gy Court	F CORPORAT es, Inc., t/a Urban, I		mplete name, nun	nber, street, city, sta	ate, and zip code)
DESCRIPTIO [/] [ ]	There are class of st	more than 10 sha ock issued by sai more than 10 sha	nolders, and all or treholders, and a d corporation ar treholders, but <u>reholders,</u>	of the shareholder all of the sharehol- e listed below.	rs are listed below.  ders owning 10% or  ns 10% or more of a  ted below.	
NAMES OF T	HE SHAF	REHOLDER: (	enter first name	, middle initial, ar	nd last name)	
J. Edgar Sears, Ja Brian A. Sears	г.					
NAME & ADD Kettler Family Invo	PRESS OF estments LLC			olete name, numbe	er, street, city, state,	and zip code)
McLean, VA 2210		PORATION: (	ahaali ana atator	nont)		
[/] [ ]	There are class of st There are	10 or less sharehomore than 10 sha ock issued by said more than 10 sha	olders, and all o reholders, and a d corporation ar reholders, but <u>n</u>	f the shareholders ll of the sharehold e listed below.	ders owning 10% or ns 10% or more of a	
NAMES OF TI	HE SHARI	EHOLDERS: (e	nter first name,	middle initial, and	d last name)	
Robert C. Kettler						
		& DIRECTOR Secretary, Trea		name, middle init	ial, last name, and t	itle, e.g.

There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

[I]

(check if applicable)

## Rezoning Attachment to Par. 1(b)

		DATE:	MAR 2 0 2013		110662e
for Application	n No. (s):	RZ/FDP 2010-P	(enter date affidavit is no R-019	·	
		(enter Cour	nty-assigned application	number (s))	
NAME & ADI Kettler Inc. 1751 Pinnacle Dri McLean, VA 221	ve, Suite 70		N: (enter complete name,	number, street, city, state,	and zip code)
DESCRIPTIO [/] [ ]	There are class of s There are	10 or less sharehol more than 10 share tock issued by said of more than 10 share	check <u>one</u> statement) ders, and all of the shareho holders, and all of the share corporation are listed below holders, but <u>no shareholder</u> ion, and <u>no shareholders are</u>	eholders owning 10% or m 7. • <u>owns 10% or more</u> of any	
NAMES OF T	HE SHAI	REHOLDER: (en	ter first name, middle initia	l, and last name)	
Robert C. Kettler Richard W. Hausle	r				
NAME & ADD	RESS OF	CORPORATION	: (enter complete name, nu	mber, street, city, state, an	d zip code)
[]	There are class of st There are of stock is	more than 10 sharel ock issued by said comore than 10 sharel ssued by said corpor	eck <u>one</u> statement) lers, and all of the shareholders, and all of the share corporation are listed below holders, but <u>no shareholders</u> ation, and <u>no shareholders</u> er first name, middle initial	cholders owning 10% or moved of any are listed below.	
		S & DIRECTORS, Secretary, Treasu	: (enter first name, middle irer, etc.)	initial, last name, and title	, e.g.
(check if applicat	ole) [		e corporation information and ttachment to Par. 1(b)" form.		her on a

#### REZONING AFFIDAVIT

DATE:	MAR 2 0 2013	
	(enter date affidavit is notarized)	

110662e

for Application No. (s): RZ/FDP 2010-PR-019	
( ) ( ) ( ) ( ) ( ) ( ) ( ) ( )	( ))

(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

#### PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102

(check if applicable) [1] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

#### Equity Partners of McGuireWoods LLP

(check if applicable) [7] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

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Page	1	of $\checkmark$

#### Rezoning Attachment to Par. 1(c)

	DATE:	MAR	2 0 2013		1106620
for Application No. (s):	RZ/FDP 2010	(enter date a -PR-019	ffidavit is notarize	ed)	4020
ioi rippiioation i (o).			application numb	er (s))	

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102

[1]

(check if applicable)

The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Daglio, Michael R. De Ridder, Patrick A. Dickerman, Dorothea W. DiMattia, Michael J. Dooley, Kathleen H. Doubet King, Sally Downing, Scott P. Edwards, Elizabeth F. Ensing, Donald A. Ey, Douglas W., Jr. Farrell, Thomas M. Feller, Howard (nmi) Finkelson, David E. Foley, Douglas M. Fox, Charles D., IV Franklin, Ronald G. Fratkin, Bryan A. Freedlander, Mark E. Freeman, Jeremy D. Fuhr, Joy C. Gambill, Michael A. Gibson, Donald J., Jr. Glassman, Margaret M. Glickson, Scott L. Gold, Stephen (nmi) Goldstein, Philip (nmi) Grant, Richard S.

Greenberg, Richard T.

Greenspan, David L. Gresham, A. B. Grieb, John T. Harmon, Jonathan P. Harmon, T. C. Hartsell, David L. Hatcher, J. K. Hayden, Patrick L. Hayes, Dion W. Heberton, George H. Hedrick, James T., Jr. Horne, Patrick T. Hornyak, David J. Hosmer, Patricia F. Hutson, Benne C. Isaf, Fred T. Jackson, J. B. Jewett, Bryce D., III Jordan, Hilary P. Justus, J.B. Kahn, Brian A. Kanazawa, Sidney K. Kane, Matthew C. Kannensohn, Kimberly J. Katsantonis, Joanne (nmi) Keeler, Steven J.

King, Donald E. Kittrell, Steven D. Kobayashi, Naho (nmi) Konia, Charles A. Kratz, Timothy H. Kromkowski, Mark A. Krueger, Kurt J. Kutrow, Bradley R. La Fratta, Mark J. Lamb, Douglas E. Lias-Booker, Ava E. Little, Nancy R. Long, William M. Manning, Amy B. Marianes, William B. Marshall, Gary S. Marshall, Harrison L., Jr. Marsico, Leonard J. Martin, Cecil E., III Martin, George K. Martinez, Peter W. Mason, Richard J. Mathews, Eugene E., III Mayberry, William C. McDonald, John G. McElligott, James P. McFarland, Robert W. McGinnis, Kevin A.

(check if applicable) [/] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Kerr, James Y., II

Kilpatrick, Gregory R.

Page V of 3

#### Rezoning Attachment to Par. 1(c)

	DATE:	MAR	<b>2 0</b> 2013	I	10/1/2
	DG/CDD 0010	(enter date	affidavit is notarized)		10662e
for Application No. (s):					
	(enter Co	ounty-assigned	l application number (s	3))	

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102

(check if applicable) [1] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Stallings, Thomas J. Richardson, David L. McIntyre, Charles W. Steen, Bruce M. McLean, J. D. Riegle, Gregory A. Riley, James B., Jr. Stein, Marta A. McRill, Emery B. Stone, Jacquelyn E. Milianti, Peter A. Riopelle, Brian C. Swan, David I. Roberts, Manley W. Miller, Amy E. Tackley, Michael O. Moldovan, Victor L. Robinson, Stephen W. Tarry, Samuel L., Jr. Roeschenthaler, Michael J. Muckenfuss, Robert A. Rogers, Marvin L. Thanner, Christopher J. Murphy, Sean F. Thornhill, James A. Rohman, Thomas P. Natarajan, Rajsekhar (nmi) Van Horn, James E. Ronn, David L. Neale, James F. Vaughn, Scott P. Nesbit, Christopher S. Rosen, Gregg M. Rust, Dana L. Vick, Howard C., Jr. Newhouse, Philip J. Viola, Richard W. Satterwhite, Rodney A. Nickens, Jacks C. Wade, H. L., Jr. Scheurer, P. C. O'Grady, John B. Walker, John T., IV O'Hare, James P. Schewel, Michael J. Walker, Thomas R. Schmidt, Gordon W. Oakey, David N. Sellers, Jane W. Walker, W. K., Jr. Oostdyk, Scott C. Westwood, Scott E. Shelley, Patrick M. Padgett, John D. Whelpley, David B., Jr. Simmons, L. D., II Parker, Brian K. White, H. R., III Perzek, Philip J. Simmons, Robert W. Slaughter, D. F. White, Walter H., Jr. Phillips, Michael R. Wilburn, John D. Pryor, Robert H. Slone, Daniel K. Spahn, Thomas E. Williams, Steven R. Pusateri, David P. Wren, Elizabeth G. Spitz, Joel H. Rak, Jonathan P. Young, Kevin J. Reid, Joseph K., III Spivey, Angela M.

(check if applicable) [/] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

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### Rezoning Attachment to Par. 1(c)

DATE: MAR 2 0 2013

(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2010-PR-019

(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102

(check if applicable) [1] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

(Former Equity Partner List)

Beresford, Richard A.
Cobb, John H.
Fennebresque, John C.
Marks, Robert G.
Phears, H. W.
Rakison, Robert B.
Van der Mersch, Xavier G.
Walsh, James H.
Watts, Stephen H., II
Wrysinski, Matthew J.

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

		REZONING AFFIDAVIT	1 age Pou
	DAT	TE: MAR 2 0 2013  (enter date affidavit is notarized)	110662e
for Ar	oplication No. (s): RZ/FDP 20	10-PR-019	_
	(ent	er County-assigned application number(s))	
1(d).	One of the following boxes <u>r</u>	nust be checked:	
	of any and all other ind	es listed in Paragraphs 1(a), 1(b), and 1(c) above, to lividuals who own in the aggregate (directly and a list) 10% or more of the <b>APPLICANT</b> , <b>TITLE O</b> SSEE* of the land:	s a shareholder, partner,
	aggregate (directly and	isted in Paragraphs 1(a), 1(b), and 1(c) above, no is as a shareholder, partner, and beneficiary of a true OWNER, CONTRACT PURCHASER, or LE	st) 10% or more of the
2.	his or her immediate househo	ax County Board of Supervisors, Planning Commiold owns or has any financial interest in the subject f stock in a corporation owning such land, or throubl.	t land either
	EXCEPT AS FOLLOWS:	(NOTE: If answer is none, enter "NONE" on the	e line below.)
	NONE		
		•	
	(check if applicable) []	There are more interests to be listed and Par. 2 in "Rezoning Attachment to Par. 2" form.	is continued on a

## **REZONING AFFIDAVIT**

	DAT	E: MAR 2 0 2013  (enter date affidavit is notarized)	Noleleze
for A	application No. (s): RZ/FDP 201 (ente	0-PR-019 er County-assigned application number(s))	_
3.	Fairfax County Board of Supe household, either directly or be or attorney, or through a partr officer, director, employee, as of stock of a particular class, ordinary depositor or custome	period prior to the public hearing of this applications, Planning Commission, or any member of any of partnership in which any of them is a partner of any of them, or through a corporation in we gent, or attorney or holds 10% or more of the out has, or has had any business or financial relation or relationship with or by a retail establishment, partnership a value of more than \$100, singularly or pove.	of his or her immediate partner, employee, agent, hich any of them is an estanding bonds or shares ship, other than any public utility, or bank,
	EXCEPT AS FOLLOWS:	NOTE: If answer is none, enter "NONE" on li	ne below.)
	NONE		
		al relationships of the type described in this para dication and before each public hearing must be e Par. 4 below.)	
	(check if applicable) [ ]	There are more disclosures to be listed and Par. 3 "Rezoning Attachment to Par. 3" form.	is continued on a
4.	and trusts owning 10% or n PURCHASER, or LESSEE <sup>3</sup> and every public hearing on or supplemental information	ned in this affidavit is complete, that all partners of the APPLICANT, TITLE OWNER, C of the land have been listed and broken dow this matter, I will reexamine this affidavit and including business or financial relationships arise on or after the date of this application.	ONTRACT n, and that prior to each d provide any changed
WIT	NESS the following signature:	· · · · · · · · · · · · · · · · · · ·	
	(check one)	[ ] Applicant [/] Applicant's	Authorized Agent
		David R. Gill, Esquire  (type or print first name, middle initial, last name)	ne, and title of signee)
Subso	cribed and sworn to before me the	is 20th day of March 2013 City of Fairlax	3, in the State/Comm.
	Hay.	Notary Pul	D. Chac
	ommission expires: 531	Gr Commo N Commis	ace E. Chae inwealth of Virginia lotary Public ssion No. 7172971 ssion Expires 5/31/2016